



City of McKinney Comprehensive Plan Process Glossary of Terms

<http://compplan.mckinneytexas.org>

(Revised March 3, 2003)

During the Comprehensive Plan update, many terms will be used that are specific to urban planning field. To facilitate discussions with residents, the following terms are provided:

Access

The physical attributes of a site/facility that enables a person or his attendant means of transportation, to enter a site/facility; see Public Access

Active Recreation

Those recreation uses which require a greater degree of physical exertion and involvement, and which contribute to the physical and mental well-being of an individual. Active recreation facilities typically require the alteration of land, vegetation, topography, or other natural features unless developed on a previously impacted site. This includes, but is not limited to, activities such as tennis, baseball, golf, football, etc.

Adaptive Reuse

A process through which an older building or site, particularly one with historic value, is rehabilitated or adapted to meet current codes and respond to current market demand for commercial or residential space.

ADA

see Americans with Disabilities Act

Agriculture

Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations and specialty feeding farms.

Alleyway

A narrow service way that provides a permanently reserved but secondary means of public access not intended for general traffic circulation; typically located along rear property lines.

Amendment

A formal City Council change or revision to the Comprehensive Plan, including either the Plan's text or its maps.

Americans with Disabilities Act (ADA)

Federal legislation specifying provisions to be made in the design (or redesign) of buildings, parking, and outdoor areas to remove barriers for persons with disabilities and guaranteeing equal opportunity in public accommodations, transportation and government services.

Appeal

The process by which an individual, group or entity obtains formal review of a decision.

Appropriate

An act, condition or state that is considered suitable.

Arterial

Major roadway mainly serving through-traffic; takes traffic to and from expressways and freeways; provides access to adjacent properties.

Boulevard

A roadway characterized by a landscaped media and planting strips on each side.

Buffer

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Buildout

The point at which all land eligible for development under the Comprehensive Plan has been developed to its maximum allowed level.

Business Retention

Programs aimed at supporting, retaining, and sustaining local businesses.

Bypass Culvert

An overflow device used along creeks to divert excess stormwater as a means of reducing flooding and avoiding the need for creek channelization.

Capital Improvement

Any construction, land acquisition, equipment purchase, or rental proposal that costs \$25,000 or more and has a five year or longer expected service life. Projects which may cost less than \$25,000 which are considered necessary for the implementation of any long-term improvement, including implementation of the adopted Comprehensive Plan, will be considered a capital improvement.

Capital Improvement Program

A 5-year program for the construction and financing of new public facilities.

Certificate of Appropriateness

A document awarded by the Historic Preservation Advisory Board allowing an applicant to proceed with a proposed alteration, demolition or new construction within the designated historic district, following determination of the proposal's suitability according to applicable criteria.

Center

Commercial and mixed use areas of the City that serve as the focus for community life; may serve the region, the City, general neighborhoods or a single neighborhood.

Charette

An intensive effort, usually over one or two days, by a variety of interested stakeholders to develop a design solution to a given problem.

Collector Street

Roadway that collects and distributes local traffic to and from arterial streets, and provides access to adjacent properties.

Commercial Strip

A land use pattern characterized by continuous automobile-dependent commercial frontage, usually dominated by front parking lots and long, low buildings oriented towards a highway or arterial street.

Community Development Block Grant (CDBG)

Grant program administered by the U.S. Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development. Grants must primarily be used to benefit very low- and low-income households with emphasis on housing and public improvement projects. The City of McKinney is an entitlement city that receives an annual funding grant from HUD.

Community Park

A large natural and/or landscaped area preferably with a minimum of two acres provided per one thousand individuals in a planning area.

Compatible

Capable of existing together without significant conflict or ill effects.

Comprehensive Plan

A compendium of city (or county) policies regarding long-term development, in the form of maps and accompanying text. The Plan is a legal document required by state law.

Consistency

Compatible with; not in conflict with.

Corridor

Any major transportation route, including freeways, expressways, arterials, or transit lines; may also be used to describe land uses along these routes.

Council/Manager Government

A type of municipal government in which the chief executive official is a city manager selected by the City Council. McKinney has a Council/Manager form of government.

Creek

Any of a number of natural watercourses flowing; usually characterized by a distinct channel and a band of dense vegetation along the banks.

Density

For residential uses, the number of permanent residential dwelling units per acre of land. For non-residential uses, density is often referred to as development intensity and is expressed through a ratio of floor area to lot size.

Design Guidelines

These are provisions guiding the design of buildings that are not mandatory but may be used by staff, the City's advisory boards and commissions, and the City Council in evaluating projects.

Development

This is the carrying out of any building activity, the renovation, rehabilitation or remodeling of any structure, the alteration of land, the division of land into three or more parcels, or the establishment of flag lots or access easements.

Development Permit

This includes any building permit, zoning permit, subdivision approval, rezoning, site development plan, approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the develop of land.

Easement

The right to use property owned by another for specific purposes, such as access to another piece of property, conveyance of stormwater, or transmission of gas or electricity.

Element

A component chapter of the Comprehensive Plan.

Employment District

Relatively large areas of the City dominated by low-rise office, high technology, light industrial, and other job-generating land uses but containing relatively few retail and service uses.

Expressway

Major roadway with limited access to adjacent properties; devoted almost exclusively to traffic movement, mainly serving through-traffic.

Floodplains

Any area susceptible to being inundated by water from any source; including areas which may or may not have a direct hydrological connection to a surface water body.

Freeway

Major roadway with controlled access; devoted exclusively to traffic movement, mainly of a through or regional nature.

Frontage

The part of a lot that touches a road or street; it is often described as a specific amount such as "60 feet of frontage."

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the City or a particular part of the City. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or natural feature such as a creek.

General Fund

Component of the City budget generated by sales tax, property tax, franchise fees, and other miscellaneous sources and used to fund general City services and debt service.

Goal

A general end towards which the City will direct effort.

Groundwater

Water under the earth's surface, often confined to aquifers, capable of supplying wells and springs.

High Density

A relative term, used to describe development dominated by multi-family housing and buildings of two stories or more.

Historic District

A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Horizon Year

The end of the period covered by the Comprehensive Plan.

Impact

The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, environmental, social or economic conditions.

Impact Fees

A method of financing off-site public improvements in which developers are charged a facility-specific fee in proportion to the amount of need for the facility that their development project will generate.

Infill

Development of individual vacant lots or leftover vacant properties within areas that are already developed.

Infill Housing

Housing units constructed on infill lots.

Infrastructure

Public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, and roads.

Land Use Map

The map included in the Land Use chapter of the Comprehensive Plan. The Land Use Map depicts the general distribution of proposed land uses, by general category, throughout the City.

Light Industrial Land Use

Land uses involving manufacturing, assembling, fabricating and warehousing activities which are generally conducted indoors, such as that found in machine shops, bottling and canning works, boat building, and freight or trucking terminals.

Live/Work

A development type designed so that persons may live and work in the same space.

Local Street

Minor roadway that provides access to adjacent properties only.

Master Plan

A conceptual plan submitted for approval prior to application for individual entitlements. A master plan must depict the general type, amount and distribution of proposed land uses, the basic circulation system, the general location of open space, the general sizing and distribution of utilities and services and the expected phasing of development.

Mitigate

To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed Use

A development type in which various uses, such as office, retail and residential are combined in the same building or within separate buildings on the same site or on nearby sites.

Neighborhood

A part of the City defined by distinct characteristics and boundaries and considered as familiar territory by its residents.

Neighborhood Park

Park of roughly two to 10 acres in size, intended to meet the recreation needs of people living or working within a one-half mile radius.

One-hundred Year Flood Plain

A flood of a magnitude that has a statistical probability of occurring once every 100 years, or one percent chance in any given year.

One-hundred Year Storm

The largest rainfall event expected to occur in a 100-year period. Such an event has a one percent chance of occurrence every year.

Open Space

Any parcel or area of water or land that is essentially unimproved and devoted to an open space use for the purpose of (1) the preservation of natural resources; (2) the managed production of resources; (3) outdoor recreation; or (4) public health and safety.

Parkway

A low-speed road laid through a garden or park-like landscape, usually with median and roadside plantings.

Passive Open Space

Open space that is set aside for the purpose of resource conservation, protection of public safety, or visual enjoyment rather than active recreation.

Planning Area

The geographic area covered by the Comprehensive Plan; corresponds to all land within the City limits plus land in the unincorporated area.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program.

Public Access

The ability of the public to physically reach, enter or use public sites, facilities and activities.

Public Facilities

Transportation, sewer, solid waste, drainage, potable water, fire and police protection, emergency medical, education, parks and recreation and public health systems and facilities.

Redevelopment

Activities or projects in an area to eliminate and prevent the development or spread of slums and blight, or to provide affordable housing, whether for rent or sale, to low and moderate income households; or to generate renewed economic activity and development.

Rehabilitation

The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Residential Arterial

Major roadway mainly serving through-traffic; takes traffic to and from expressways and freeways; provides access to adjacent properties, most of which are residential properties located on both sides of the roadway with direct frontage and driveways on that roadway.

Right-of-way

The strip of land over which certain transportation and/or other public facilities are built, including roads, railroads and utility lines.

Runoff

The portion of precipitation or irrigation on an area that flows across the ground surface as sheet or stream flow to natural or manmade catchment basins without returning to the atmosphere nor infiltrating the soil to recharge groundwater.

Scale

The relative proportion of the size of different elements of the built environment to one another; the measurement of the relationship of one object to another.

Setback

The horizontal distance between two points such as a property line and a structure.

Storm Drain

A device used to capture stormwater runoff, usually from streets or other non-permeable surfaces, and transport it via pipes to ditches, creeks, channels and other drainage courses.

Stormwater Collection System

Network of pipes, drains and channels designed to convey rainwater that doesn't seep into the earth to creeks.

Uniform Building Code

A national standard building code that sets forth minimum standards for construction.

Units Per Acre

The number of residential units allowed as a maximum per acre.

Urban Design

The art and science of giving form, in terms of both beauty and function, to selected urban areas or to whole cities; addresses the location, mass and design of various components of the environment and combines elements of urban planning, architecture and landscape architecture.

Vision

A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of the goals, policies and programs.

Water Resources

Term used to collectively describe groundwater (aquifers), surface water (rivers, lakes, creeks, etc.) precipitation and water supply.

Watershed

The region or area of land that drains water, sediment, and dissolved materials to a common outlet or body of water.

Zoning Map

Map that depicts the division of the City into districts or zones in which different uses are allowed and different building and lot size restrictions apply.

Zoning Ordinance

A set of land use regulations enacted by the City to create districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height and the coverage of buildings.



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